

**MINUTES  
TOWN OF FORT MILL  
PLANNING COMMISSION SPECIAL CALLED MEETING  
January 14, 2014  
112 Confederate Street  
6:30 PM**

Present: Chairman James Traynor, John Garver, Scott Couchenour, Tom Petty, Chris Wolfe,  
Planning Director Joe Cronin

Absent: Ben Hudgins, Tony White

Guests: Theron Pickens (LandDesign), Matt Levesque (ESP Associates), Cisco Garcia  
(Pulte Group), David Buist (Ferrara-Buist)

Chairman Traynor called the meeting to order at 7:00 pm.

Planning Director Cronin stated that Mr. Hudgins had contacted him earlier in the day and would be unable to attend due to a work conflict.

Mr. Couchenour made a motion to approve the minutes from the December 10, 2013 meeting, with a second by Mr. Garver. Mr. Petty stated that he had submitted a recusal statement for the two items dealing with Crescent Communities. Mr. Couchenour accepted this change as a friendly amendment to his motion. The minutes were approved, as amended, by a vote of 5-0.

**OLD BUSINESS**

1. **Preliminary Plat Review: Massey Phase III:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a preliminary plat for Massey Phase III. Planning Director Cronin stated that the applicant had addressed the concerns expressed by the Planning Commission during its meeting on September 22, 2013. The 50' buffer areas have been removed from platted lots on the eastern side of the property and are instead shown as common open space lots. A sidewalk was also included along Doby's Bridge Road. Planning Director Cronin also stated that there was an error in the staff write up, and that Phase III included a total of 112 lots, rather than the 114 listed in the report. Mr. Couchenour made a motion to approve the revised preliminary plat for Massey Phase III, as submitted. Mr. Garver seconded the motion. The motion was approved by a vote of 5-0.

**NEW BUSINESS**

1. **Commercial Appearance Review: The Shoppes at Clebourne:** Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve commercial appearance review for a new multi-tenant retail building at 106 Clebourne Street. Commission members reviewed the proposed site plan, building

elevations, and architectural materials. Mr. David Buist was present from the applicant, Ferrara-Buist, to answer questions from commission members. Mr. Couchenour made a motion to approve commercial appearance review for the proposed building. Mr. Petty seconded the motion. The motion was approved by a vote of 5-0.

2. **Preliminary Plat Review: Springview Meadows**: Planning Director Cronin provided a brief overview of the request, the purpose of which was to review and approve a preliminary plat for the Springview Meadows subdivision. Planning Director Cronin stated that the applicant has obtained an easement to access the property across the York Electric Coop property. The applicant has submitted an application to modify the existing floodplain elevation at the rear of the property, and the land disturbance plan has been reviewed and approved by the Engineering Department. The applicant is also working with AT&T to relocate an existing fiber optic line that runs across the property. Cisco Garcia of the Pulte Group and Matt Levesque of ESP Associates were hand to answer questions relating to the plat. Mr. Petty made a motion to approve the preliminary plat, with a second by Mr. Garver. The motion was approved by a vote of 5-0.

#### **ITEMS FOR INFORMATION / DISCUSSION**

1. **Preliminary Plat Revisions: Massey Phases II and IV**: Planning Director Cronin stated that the preliminary plats for Massey Phases II and IV had been previously approved by the Planning Commission, pending minor modifications from the applicant. Planning Director Cronin stated that the requested changes had been made to the plans, and that they may now be approved by staff, consistent with the Planning Commission's motion for approval.
2. **Joint Meeting with Town Council**: Planning Director Cronin stated that a date has not yet been set for the meeting. One date that was discussed was the upcoming February Town Council workshop, scheduled for Saturday, February 15<sup>th</sup>. Planning Director Cronin questioned whether members would be able to attend on a Saturday morning, and there was a general consensus was that most members could attend on a Saturday. Staff will follow up once a final date has been determined.

There being no further business, the meeting was adjourned at 7:14 pm.

Respectfully submitted,

Joe Cronin  
Planning Director